

Key: 4

Town of SCITUATE - Fiscal Year 2024

10/18/2023 5:31 pm SEQ #: 4

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION			
VACHON EDWARD A JR & KENDRA 294 OLD OAKEN BUCKET RD SCITUATE, MA 02066				41-3-5-B				294 OLD OAKEN BUCKET RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
VACHON EDWARD A JR & KEND				05/01/1992	QS	163,000	10942-198				
COMMONWEALTH MORTGAGE CO.				10/01/1991	QS	165,000	10510-128				
CLEAVES JOHN R				07/22/1985	XX		6211-65				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

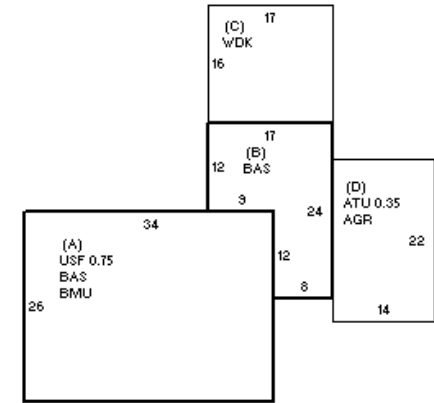
LEGAL LAND

CD	T	AC/SF/UN	Ngh	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	31,080	WS 1.00	100	1.00	374,000	1.25	100	1.00	R03	0.85	333,880

TOTAL	31,080 SF	ZONING	FRNT	108	ASSESSED	CURRENT	PREVIOUS
Ngh	W. SCITUATE	NOTE			LAND	333,900	303,500
Inf1	FACTOR 100		BUILDING	367,400	326,800		
Inf2	PHY 100		DETACHED	0	0		
			OTHER	0	0		
					TOTAL	701,300	630,300

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/1/2010	PL
MODEL	1		RESIDENTIAL	LIST	7/1/2010	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	3/3/2011	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
FY12 QUALITY CHANGE FROM GD TO AVG PER FIELD REVIEW.

BUILDING

YEAR BLT	1960	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	496,498
NET AREA	1,847	DETAIL ADJ	1.122	FOUNDATION	4	CONT BSMT WALL	1.00	A	BMU	N	BSMT UNFINISHED	884		48.92	43,245		
\$NLA(RCN)	\$269	OVERALL	1.000	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	663	1960	208.85	138,467		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,184	1960	229.66	271,916		
				ROOF COVER	1	ASPH SHINGLES	1.00	C	WDK	N	WOOD DECK	272		38.40	10,445		
				FLOOR COVER	99	N/A	1.00	D	AGR	N	ATT GARAGE	308		50.98	15,702		
				INT FINISH	99	N/A	1.00	D	ATU	N	ATTIC UNF	108		37.00	3,996		
				HEATING/COOLING	2	HOT WATER	1.02	F21	O		FPL 2S 1OP	1		8,239.00	8,239		
				FUEL SOURCE	99	N/A	1.00										
																CONDITION ELEM	CD
																EXTERIOR	
																INTERIOR	
																KITCHEN	
																BATHS	
																HEAT	
																ELECT	
																EFF.YR/AGE	1985 / 37
																COND	26 26 %
																FUNC	0
																ECON	0
																DEPR	26 % GD 74
																RCNLD	\$367,400